

PLAT OF  
SUNSET TERRACE  
ADDITION TO THE TOWN OF  
COUPEVILLE, WASHINGTON.  
IN SEC. 34, TWP. 32 N., R. 1 E. W.M.

\* = Concrete Monuments

Scale: 1" = 100'

TREASURERS CERTIFICATE

I, the Treasurer of Island County Washington, do hereby certify that all taxes have been paid on the annexed described property up to and including the year 1956.

In witness whereof I have hereunto set my hand and affixed my official seal this 22 day of May A. D. 1955

*Thos. D. Fowler*  
Treasurer of Island County Wash.

DESCRIPTIONS

The plat of Sunset Terrace Addition to the Town of Coupeville, Washington is comprised of a portion of the Maria Coupe Donation Claim, Lot 6, and a portion of the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 32 N., Range 1 E. W.M. and more particularly described as follows:

Beginning at a point that is 126.5 feet South and 196.5 feet East of the Northwest corner of Thos. Coupe Donation Claim said point being East 636 feet from the center line of 4th Street and 5th Street East or Gould Street in the Plat of Coupes Addition and as recorded in Records of Island County, Washington. Thence from said Point of Beginning North 55° 30' feet along the West Boundary of vacated Otis Street, thence East 230 feet, thence South 266 feet, thence East 60 feet, thence North 33 feet, thence East 452.50 feet to the East Boundary of the Maria Coupe Donation Claim, thence South 44.60 feet, thence East 1268.52 feet, to the North-east corner of Lot 6, Section 34, Township 32 North, Range 1, East W.M., thence S 0° 08' 45" E 1346.60 feet to the South-east corner of said Lot 6, thence N 88° 52' 22" W 1275.55 feet, thence S 0° 56' 14" W 182.20 feet, thence N 89° 33' 30" W 736.25 feet, thence North 1623.32 feet to the Point of Beginning.

Also Beginning at a point on the East Boundary of the above described Lot 6 that is N 0° 08' 45" W 312.45 feet from the Southeast corner thereof. Thence N 0° 08' 45" W 397.78 feet, thence South-easterly along a curve with a radius of 440 feet a distance of 232.49 feet including an angle of 30° 16' 28" to a point that is 60 feet East of the East boundary of the said Lot 6, Section 34, thence South-westerly along a curve with a radius of 287.90 feet a distance of 189.26 feet and including an angle of 37° 39' 56" to the Point of Beginning.

SURVEYORS CERTIFICATE

I, Floyd J. Waite, certify that the annexed plat of Sunset Terrace Addition was made from an actual survey and subdivision of the above described lands. That the dimensions and bearings are as shown, and all lot corners and monuments have been set as shown on the face of this plat.

Witness my hand and official seal this 2nd day of May A.D. 1955.

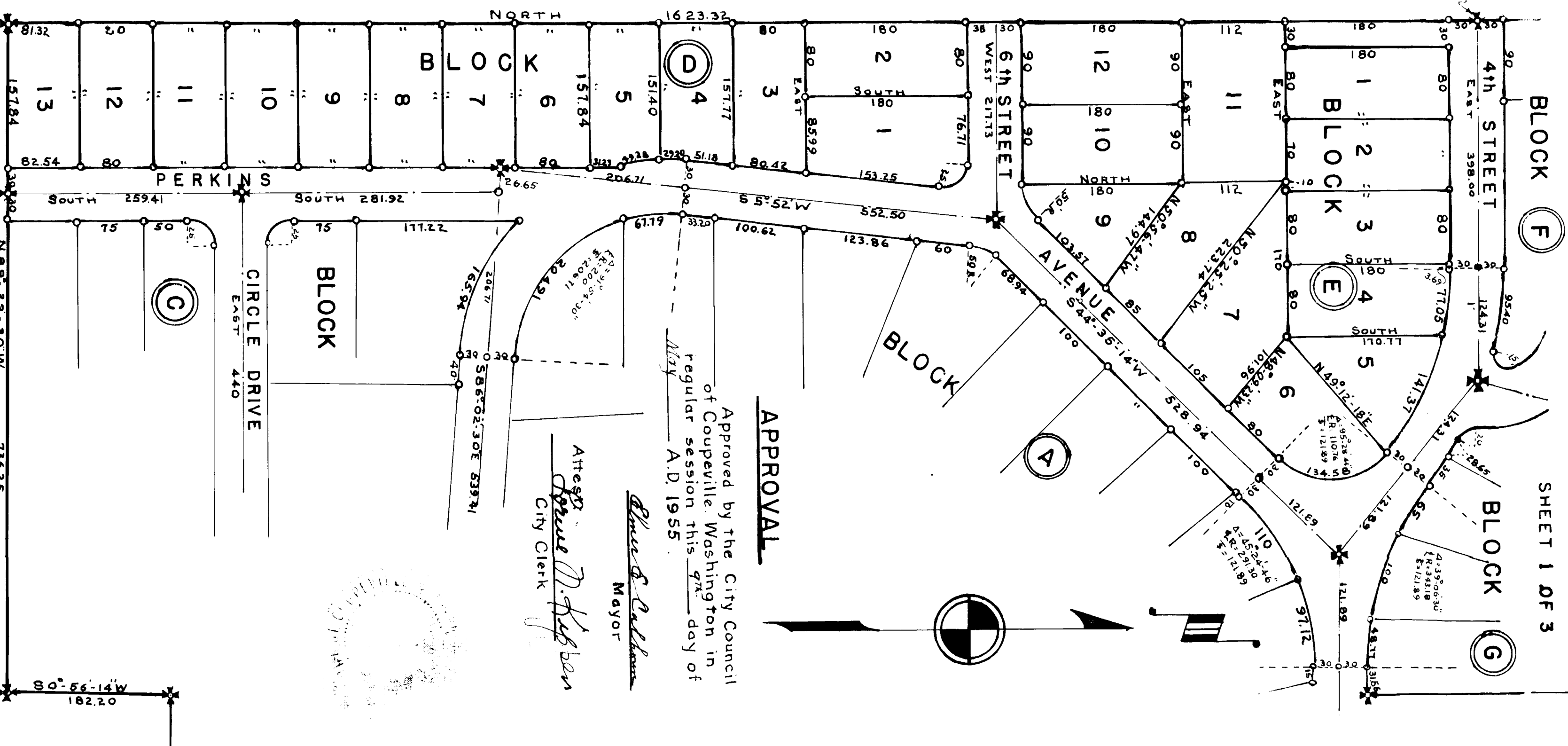
*Floyd J. Waite*  
Reg. Prof. Land Surveyor  
Ceb. No. 2466

Deputy

*W. L. H. H. H.*  
Auditor  
Island County Wash.

RECORD  
Record No. 99245

Filed for record at the request of Mr. Robert A. Faris on the 6th day of July 1955 at 35 minutes past 3:00 P.M. and recorded in Volume 5 page 14 records of plats of Island County Washington.



3997865

OLD

FELL PROTECTIVE STRIP TO EXPOSE ADHESIVE POSITIONED EDGE OF PRINT OF THIS LINE AND CENTER TO CENTER

PLAN HOLD DOWN

SHEET 2 OF 3

# PLAT OF SUNSET TERRACE

ADDITION TO THE TOWN OF  
COUPEVILLE, WASHINGTON.  
IN SEC. 34, TWP. 32 N., R. 1 E. W. M.

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## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Robert A. Faris the undersigned, owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, drives and/or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public street purposes, also the right to make all necessary slopes for cuts and fills upon the lots, blocks etc., shown hereon in the reasonable original grading of all streets, avenues, drives, etc. shown on this plat. Also the right to drain all streets over and across any lot or lots where water might take a natural course after the streets are graded. Also that tract designated, PARK in Block "A" of this plat is hereby dedicated to the public for recreational purposes. No activities to be permitted in this Park that would be noxious or offensive or be considered an annoyance or nuisance to the residents of this plat. All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following Restrictions and Protective Covenants:

No lot shall be used for any but residential purposes. No building shall be erected or placed on any lot or lots, or allowed to remain on any lot except single detached dwellings and their accessory buildings or private garage. Excepting Lots 1 to 4 inclusive Block "F", and Lot 11 Block "E", where two family dwellings may be constructed. No dwelling or building to exceed one and one-half stories in height except Blocks "A" and "B", Lots 15 to 26 Block "C", Lots 3 to 9 Block "E", Lots 5 to 7 Block "F", and Lots 5 to 9 Block "G" where only single story ranch type dwellings are permitted. Dwelling and attached accessory building and/or patio or other roofed area to be not less than 1600 square feet in Blocks "A" and "B" and 1100 square feet in all other lots in this plat. No building shall be located on any lot nearer than 20 feet to the street line, or dwelling nearer than 10 feet to the side line, or garage or accessory building nearer than 5 feet to the side line of any lot. For the purposes of this covenant, eaves, steps and open porches shall not be considered a part of the building. With written approval of the Architectural Control Committee, and where the minimum setback line is either 8 feet above or 4 feet below the established street grade line, a garage may be located closer than this minimum setback, but in no case closer than 10 feet. No structure of a temporary character, trailer, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. No lot shall be subdivided into nor shall any dwelling be placed or erected on any lot or tract consisting of less than 10,000 square feet or less than 50 feet in width at the minimum setback line. No noxious or offensive activity shall be carried on on any lot, or shall anything be done thereon which may become a nuisance or annoyance to the neighborhood. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown and over the rear 5 feet of each lot. No sign shall be displayed on any lot except one professional sign of not more than one square foot, one sign of not more than 5 square feet advertising the lot for sale or signs used by the builder and developer during construction and sales period. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

No building shall be erected or placed on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship, and materials, harmony of external design with existing structures and as to location with respect to topography and the finish grade elevation. No fence or wall to be erected on any lot closer to the street or lot line than the above minimum setback line unless similarly approved. No structure to remain on any lot more than one year without an approved exterior finish.

The Architectural Control Committee shall be composed of:

MR. C. T. WILLIAMS, MR. HARRY W. HURD, and MR. HERBERT C. PICKARD all of Coupeville, Washington. A majority of the committee may designate a member to act for it. In the event of the death or resignation of any member the remaining members have full authority to designate a successor. No member nor his representative shall be entitled to any compensation for services pursuant to this covenant. At any time the record owners of the majority of this plat shall have the power to change the membership of this committee or withdraw from said committee. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee or its representative fails to approve or disapprove within 15 days after plans and specifications have been submitted to it, approval will not be required and related covenant shall be deemed to have been complied with. These covenants are to run with the land and shall be binding on all parties claiming under them for a period of 25 years from the date of this recording. After which

they shall be automatically extended for periods of 10 years unless the majority owners by a signed instrument duly recorded, agree to change said covenants in whole or in part. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

In Witness Whereof, I have hereunto set my hand and seal This 9th day of May A.D. 1955

*Robert A. Faris*

## ACKNOWLEDGEMENT

State of Washington }  
County of Island } S.S.

This is to certify that on this 9th day of May A.D. 1955 before me personally appeared Robert A. Faris, a widower, to me known to be the individual who executed the above and foregoing instrument, and on oath stated that he executed the said instrument, and acknowledged the same to be his free and voluntary act and deed for use and purposes herein stated.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

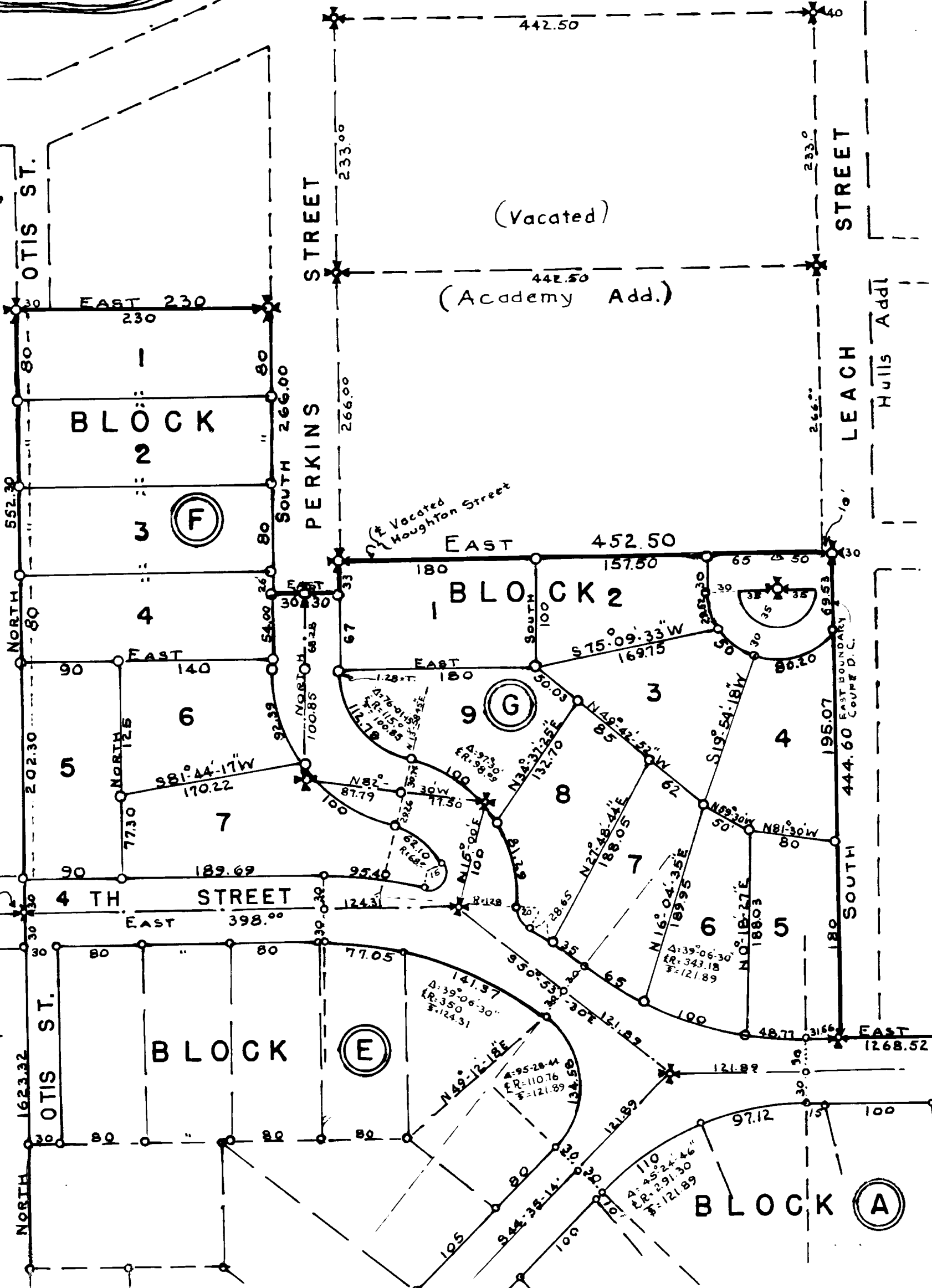
*C. T. Williams*  
Notary Public in and for the State of Wash.  
Residing at *Coupeville*  
My Commission Expires *Aug 8 1955*

Plat of Coupe's  
Addition

4 TH STREET

GOULD STREET

Point of Beginning



N HOLD

3997865

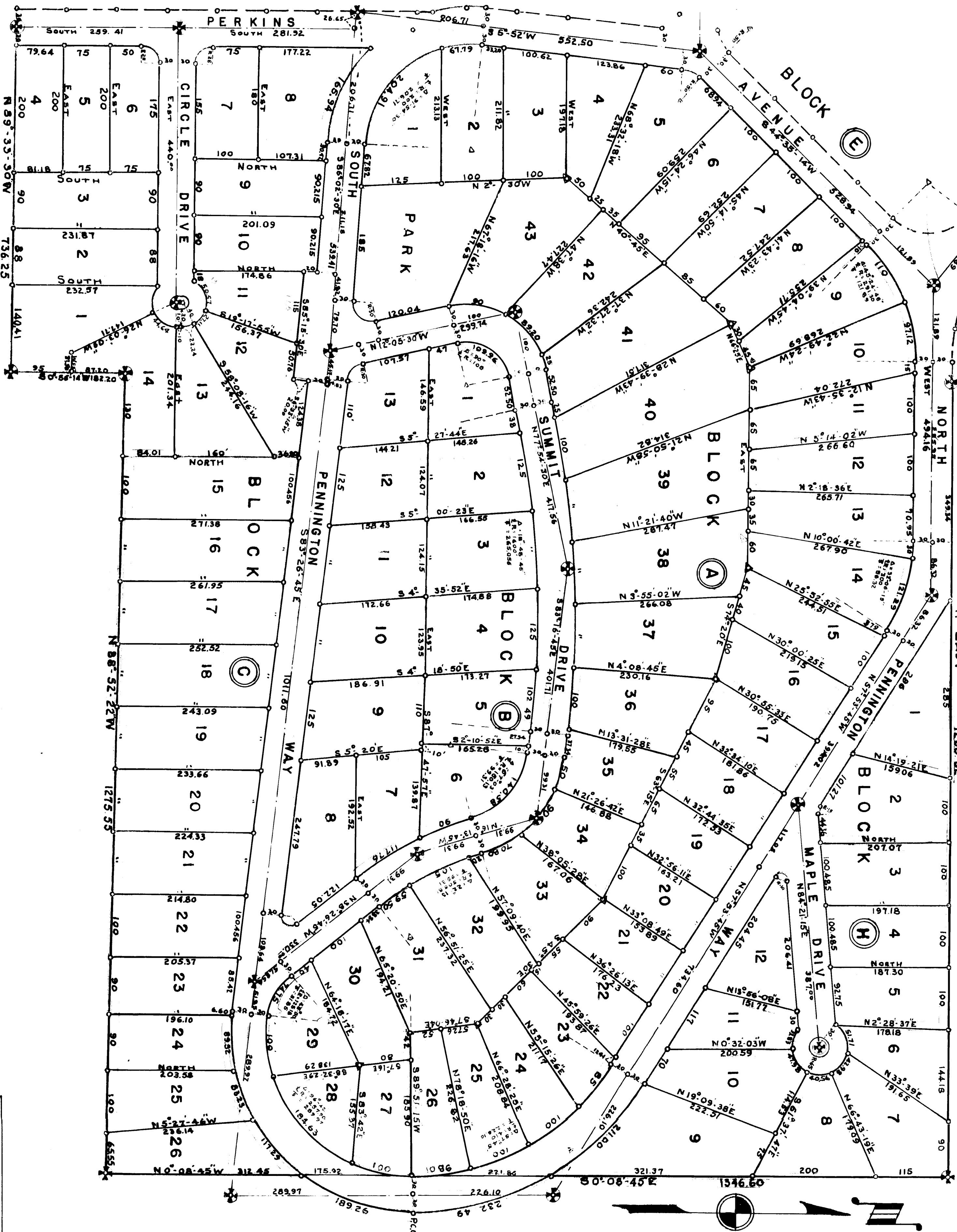
PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND HOLD TO ADHERE.

DRAWING NUMB  
Sunset Terrace  
3/3  
PLAN HOLD CORPORATION - TORRANCE  
RECORDED BY NO. 07054.24

SHEET 3 OF 3

# PLAT OF SUNSET TERRACE ADDITION TO THE TOWN OF COUPEVILLE, WASHINGTON. IN SEC. 34, TWP. 32 N., R. 1 E. W. M.

SCALE: 1" = 100'  
+ CONCRETE MONUMENTS



SUNSET TERRACE 34.50